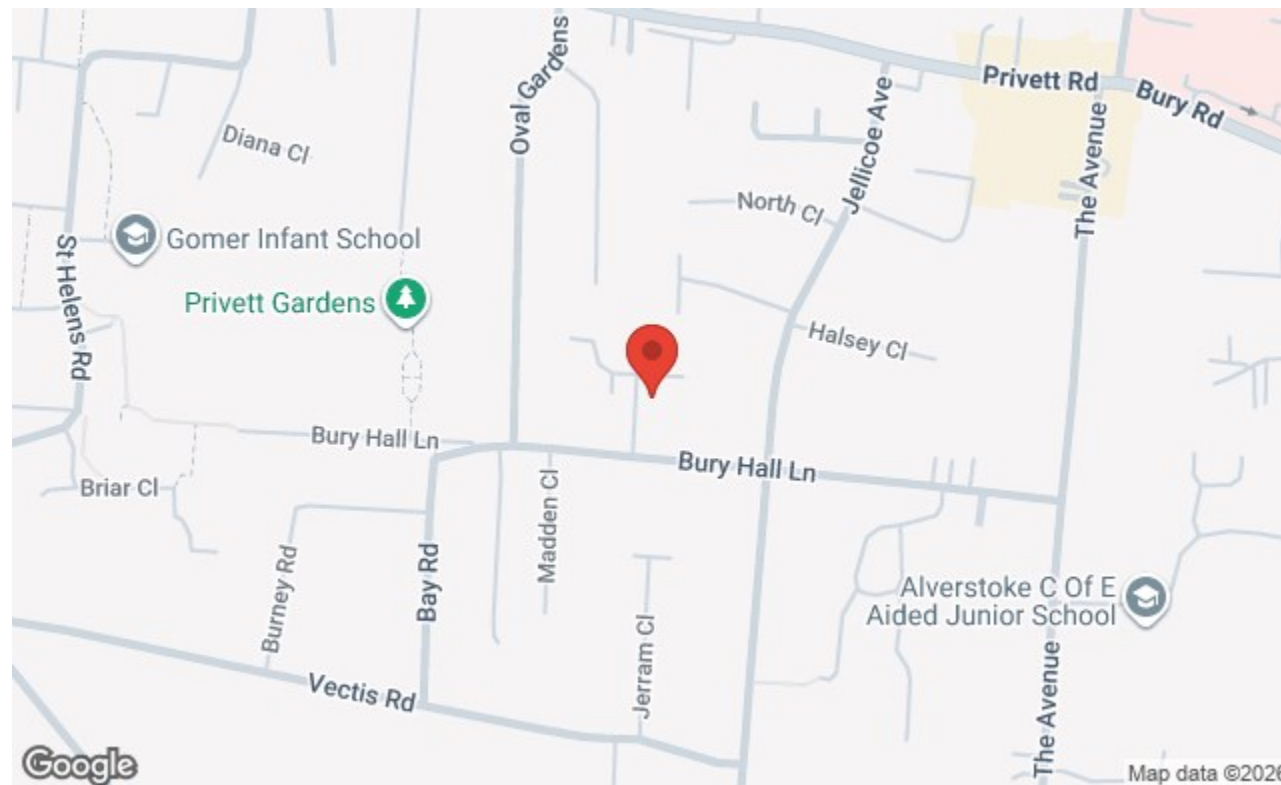


Saville Close, Gosport, PO12

Approximate Area = 1124 sq ft / 104.4 sq m
Garage = 173 sq ft / 16 sq m
Total = 1297 sq ft / 120.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1410015



97 High Street, Gosport, PO12 1DS
t: 02392 004660



Offers Over £440,000

Saville Close, Gosport PO12 2PU

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THE ESTATE AGENTS



HIGHLIGHTS

- ❖ Sought-after Alverstoke location
- ❖ Situated in a quiet cul-de-sac
- ❖ Four-bedroom detached home
- ❖ Separate dining room
- ❖ Downstairs WC
- ❖ Enclosed garden with a southerly aspect
- ❖ Driveway and garage with workshop area.
- ❖ No onward chain
- ❖ Bay House School catchment

Bernards Estate Agents are delighted to bring to the market this well-presented four-bedroom detached home, tucked away in a quiet cul-de-sac in the highly sought-after area of Alverstoke, Gosport.

The property benefits from double glazing and gas central heating throughout. The ground floor accommodation comprises a bright living room with an attractive bay window, a separate dining room, a fitted kitchen, and a convenient downstairs WC.

Upstairs, the home offers four well-proportioned bedrooms along with a modern shower room.

Externally, there is an enclosed rear

garden with a desirable southerly aspect, as well as rear access to the driveway and garage, which also features a useful workshop area.

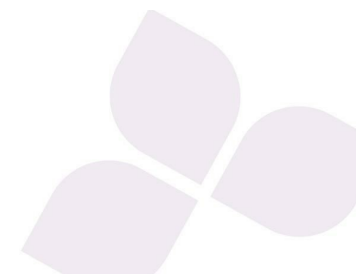
The location is ideal, with easy access to local bus routes, the attractive Privett Gardens, Stokes Bay seafront, and the amenities of Alverstoke Village. The property also falls within the sought-after Bay House School catchment area.

Offered with no onward chain, this is an excellent opportunity for buyers looking for a smooth and speedy purchase.

Call today to arrange a viewing

02392 004660

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PROPERTY INFORMATION

ENTRANCE HALL

DOWNSTAIRS WC

LIVING ROOM

16'10 x 10'10 (5.13m x 3.30m)

DINING ROOM

11'11 x 8'8 (3.63m x 2.64m)

KITCHEN

16'2 x 8'7 (4.93m x 2.62m)

LANDING

BEDROOM ONE

12'8 x 10'6 (3.86m x 3.20m)

BEDROOM TWO

12'9 x 9'1 (3.89m x 2.77m)

BEDROOM THREE

11'0 x 7'11 (3.35m x 2.41m)

BEDROOM FOUR

8'8 x 8'0 (2.64m x 2.44m)

SHOWER ROOM

8'8 x 8'0 (2.64m x 2.44m)

OUTSIDE

ENCLOSED SOUTH FACING REAR GARDEN

DRIVEWAY

DETACHED GARAGE

22'0 x 7'10 (6.71m x 2.39m)

ANTI MONEY LAUNDERING

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

OFFER CHECK PROCEDURE

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

REMOVALS

As part of our drive to assist clients with

all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

SOLICITORS

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

BERNARDS MORTGAGE & PROTECTION

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

FREEHOLD / COUNCIL TAX BAND E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			55
(55-68) D			
(39-54) E			
(21-38) F			1-20
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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